



A SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE

MELROSE ROAD
WIMBLEDON, SW19

Guide Price £1,275,000, Freehold



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WIMBLEDON, LONDON

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Located within the Merton Park conservation area • Close proximity of train links and Wimbledon town centre • Excellent open plan family kitchen and day room • Original character throughout • Large master bedroom with bay window • 100ft rear garden • Off street parking for three cars

- EPC Rating = D
- Council Tax = G

Description

30 Melrose Road is an attractive semi-detached family house in the Arts and Crafts style in the John Innes Merton Park Conservation area.

It has been extended and refurbished to provide wonderful family accommodation over three floors.

The reception room to the front of the house overlooks the garden. To the rear of the house there is a spacious open plan family kitchen with dining area and double French doors leading onto the garden.

Additionally there is a WC and a large laundry and utility room on the ground floor off the kitchen.

On the first floor there are three bedrooms and a family bathroom.

The loft has been converted to provide a further en suite bedroom and eaves storage cupboards.

To the rear of the house the 100ft garden is mostly lawn with a patio area. There is off-street parking for three cars on the paved driveway.

Tenure
Freehold

Local Authority
Merton

Viewing
Strictly by appointment with Savills.



Situation

Melrose Road is an attractive residential street in the heart of the Merton Park conservation area. The Wimbledon mainline, District, Northern line stations, tram stop and the town centre are all within 0.8 miles. Within 0.2 miles along the Kingston Road there is a selection of local shops and restaurants and The Nelson Medical Centre. Locally are three primary schools.

Source of distances Google Pedometer
All measurements are approximate




FLOORPLANS

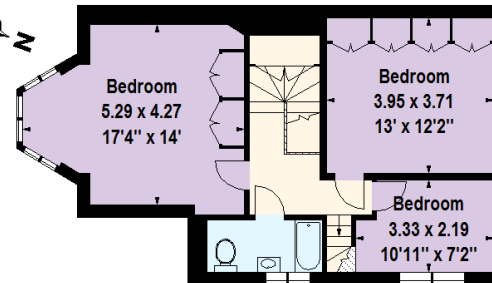
Gross internal area: 1830 sq ft, 170 m²

Melrose Road, SW19

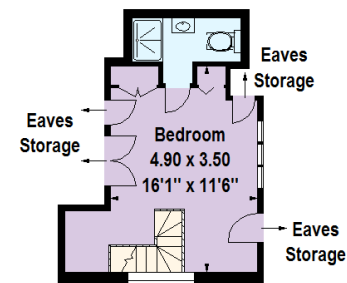
Gross internal area (approx)
170 sq.m (1830 sq.ft)

For Identification Only. Not To Scale.

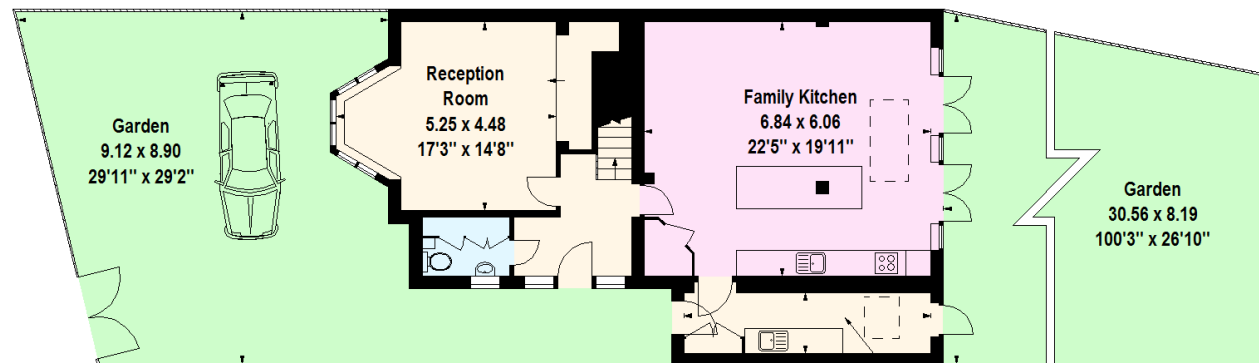
 Under 1.5m head height



First Floor



Second Floor



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		